

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0177 / 6007 Fairway

P.C. DATE: September 9, 2008

ADDRESS: 6007 Fairway Street

OWNER: Meade Bauer, 512-472-8800

AGENT: Clark, Thomas & Winters, P.C., (John M. Joseph) 512-472-8800

ZONING FROM: SF-3-NP

TO: MF-1-NP

SITE AREA: 0.187 acres (8,145.72 sq. ft.)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from SF-3-NP (Family Residence – Neighborhood Plan) district zoning to MF-1-NP (Multifamily Residence Limited Density – Neighborhood Plan) zoning district.

SUMMARY PLANNING COMMISSION RECOMMENDATION: On September 9, 2008, the Planning Commission approved staff's recommendation of Multifamily Residence Limited Density – Neighborhood Plan (MF-1-NP) district zoning on the Consent Agenda by Commissioner Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Tracy Atkins was absent.

DEPARTMENT COMMENTS: The 0.187-acre site is currently zoned SF-3-NP (Family Residence – Neighborhood Plan) district zoning and fronts Fairway Street, to which both ingress and egress access shall be taken. The property lies within the Montopolis Neighborhood Plan and is surrounded by single family to the north, duplexes to the east and multi-family to the south.

The subject property is currently undeveloped but there is an approved permit to relocate a one-story duplex to the site. The applicant also wishes to construct a garage apartment which will create three dwelling units on the lot. This multi-family use is not allowed in SF-3 (Family Residence) district, and is first allowed in the MF-1 (Multifamily Residence Limited Density) district.

The staff recommendation is to approve the requested zoning change. There is surrounding multifamily in the area and the Future Land Use Map (FLUM) shows the site as having multifamily land use designation.

The applicant agrees with staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped – There is an approved permit to relocate a duplex
<i>North</i>	SF-3-NP	Single-family residences
<i>South</i>	MF-2-CO-NP	Apartments
<i>East</i>	SF-3-NP	Duplex

West	SF-3-NP / MF-2-NP	Vacant lots / Apartments
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NEIGHBORHOOD PLAN AREA: Montopolis Neighborhood Plan

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: Country Club East

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Southeast Coalition
 Barton Springs/ Edwards Aquifer Conservation Dist.
 Home Builders Association of Greater Austin
 Southeast Austin Neighborhood Alliance
 Montopolis Area Neighborhood Alliance
 Southeast Austin Trails & Greenbelt Alliance
 East Riverside/Oltorf & Montopolis Neighborhood Planning Team-COA Liason
 Austin Neighborhoods Council
 Homeless Neighborhood Organization
 Del Valle Independent School District
 Crossing Gardenhome Owners Assn. (The)
 PODER People Organized in Defense of Earth & Her Resources
 El Concilio, Coalition of Mexican American Neigh. Assn.
 Terrell Lane Interceptor Assn.
 Montopolis Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-95-0039 – GROVE AT FAIRWAY	MF-2- to LO-MU-CO (for TRANSITIONAL HOUSING PROJECT/CENTER FOR BATTERED WOMEN	8/29/1995 PC APVD LO-MU-CO (5-0)	APVD LO-MU-CO (6-0-1, BS-ABSTAIN); ALL 3 RDGS; EMERG. PASS.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Fairway St	64'	41'	Collector	No	No	No

CITY COUNCIL DATE: October 23, 2008

ACTION: N/A

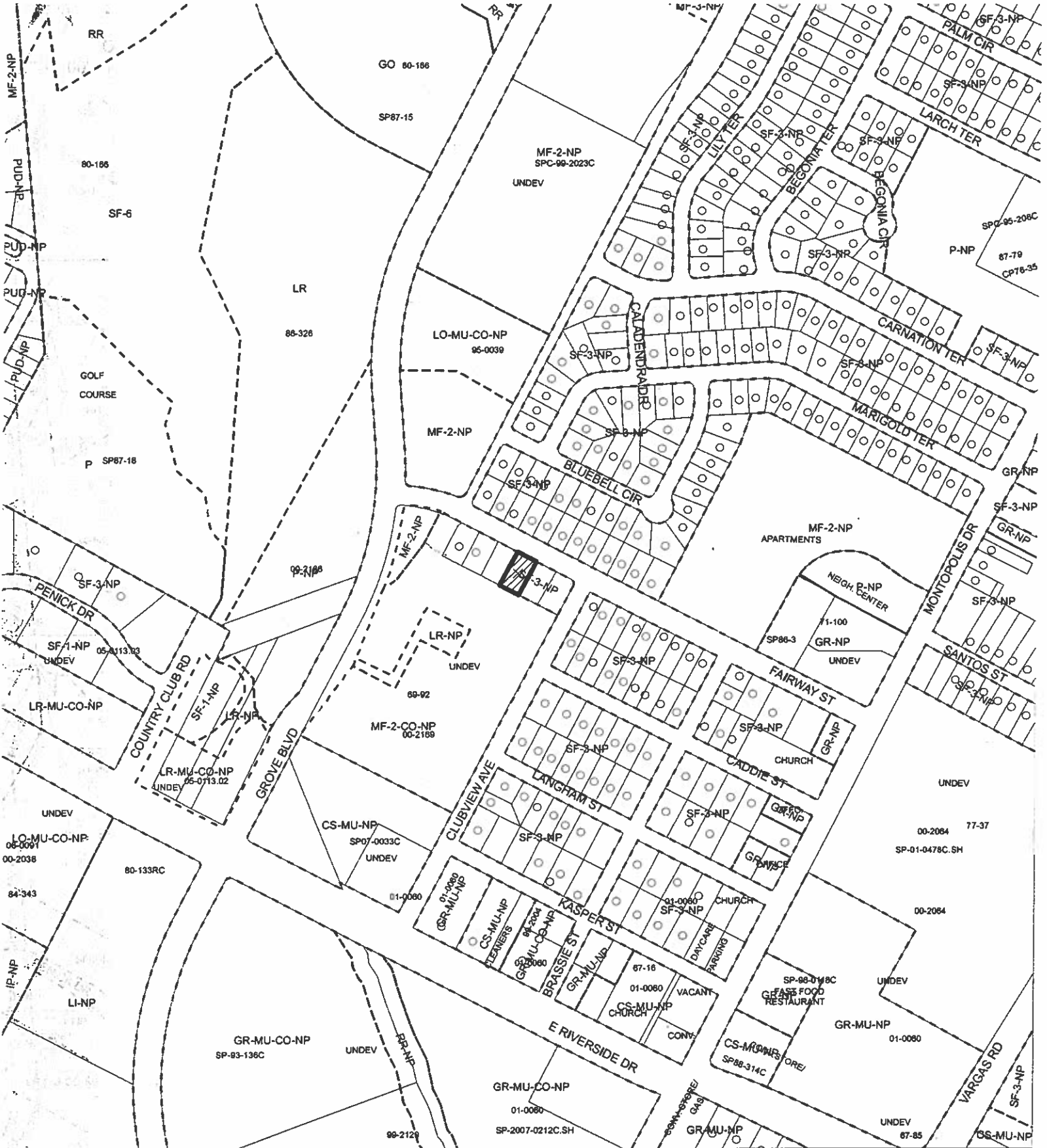
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Joi Harden




PHONE: 974-2212

E-MAIL: joi.harden@ci.austin.tx.us;



ZONING

ZONING CASE#: **C14-2008-0177**
 ADDRESS: **6007 FAIRWAY ST**
 SUBJECT AREA: **0.187 ACRES**
 GRID: **L19**
 MANAGER: **J. HARDEN**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 400'

Montopolis Neighborhood Plan Adopted Future Land Use Map

Amended: 5/5/2006; 2/28/2008

City of Austin

Neighborhood Planning and Zoning

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

6007 Fairway
(Land Use Category - Multifamily)

* Residential uses may include the following zoning options: Small Lot Annex, Cottage, Urban Home, Secondary Apartment and SF-4A, SP-8 and RP-4.

Future Land Use Categories

- | | |
|---|---|
|  Single-Family |  Office |
|  Mixed Residential |  Industry |
|  Multifamily |  Civic |
|  Commercial |  Recreation & Open Space |
|  Mixed Use |  Transportation |



0 500 1,000 2,000 3,000 Feet

6007 Fairway Street
From SF-3-NP to MF-1-NP

6007 FAIRWAY ST



SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from SF-3-NP (Family Residence – Neighborhood Plan) district zoning to MF-1-NP (Multifamily Residence Limited Density – Neighborhood Plan) zoning district.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning should be consistent with the proposed Future Land Use Map (FLUM) or adopted neighborhood plan.*

The Future land Use Map (FLUM) shows 6007 Fairway as having multifamily land use designation which reflects the intention of staff and the community.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed rezoning will allow for reasonable use of the site while maintaining the character of the surrounding area. Staff recommends rezoning based on its compatibility with the character of the surrounding area.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped and is moderately vegetated. There is an approved permit from April 2, 2008, to relocate and remodel a one story duplex from 3822 Ridgelea to the site.

Impervious Cover

The maximum impervious cover allowed by the MF-1 zoning district is 55%. Because the Watershed impervious cover is less restrictive than the MF-1 zoning district's allowable impervious cover, the most restrictive impervious will apply.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Country Club East Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed for Fairway Street at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan Review

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is across the street from, adjoining or located 540-feet or less from property zoned SF-5 or more restrictive, or on which a use permitted in an SF-5 or more restrictive zoning district is located will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the north and east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0177

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

September 9, 2008 Planning Commission

Your Name (please print)

PETER HOCK

☐ I am in favor
☒ I object

Your address(es) affected by this application

1000 Hill

Signature

Date

Comments:

Very much like the single family nature of our neighborhood. Do NOT want multi-family housing to begin to be established in this neighborhood. No need - there are many multi-family options nearby.

Please deny this request for rezone.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing:
September 9, 2008 Planning Commission

Your Name (please print)

Fred Martinez

☐ I am in favor
☒ I object

Your address(es) affected by this application

6025 Bluebell Cir

Signature

Date

Fred Martinez

9-13-08

Comments:

We have enough corporations,
they devalue + lower house
in our small area of Austin.
No More Buildings, No

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